

# The Cross Roads Times

Quarterly Publication of the Town of Cross Roads, Texas (Denton County)

## From the Mayor's Desk

*by Harv Kitchens, Mayor*



Photo by Pam DiFazio

### Commercial Activity Update

We are having limited activity in our commercial corridor; however, I want you to be kept abreast of even the limited activity.

**The Rice Pot** is now open in the Oak Grove portion of the Villages of Cross Roads. It is between Villa Grande Restaurant, January's Salon and Tommy's Nails. They provide dine-in and take-out service and are part of a local Chinese/Asian chain of restaurants. Try them.

**Jenny's Gym** is now open in the shopping center at the corner of Highway 424 and Highway 380.

**Auto Zone**, as part of a national chain of stores, has received its building permit from the Town, and dirt work has begun. It will be at the corner of Oak Grove Road and Highway 380 in the Villages of Cross Roads. We are extremely pleased that Cross Roads was selected for the new store location and we welcome them as they provide a much-needed service to our citizens.

The property that was to have been used for **Walmart** has been placed in foreclosure. A new developer will complete the Shopping Center. The Town staff has



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*Halloween Howl at Aubrey Library  
Community Center  
October 24, 2009*

met with the new owners and they are very eager to find a new developer and move this project through to completion. While this is a "bump in the road", we are encouraged by the conversation we had with the new owners. We believe Walmart is coming to Cross Roads. We just don't know when.

## Katherine's Corner ... by Katherine Ritchie, Town Administrator

### ODDS & ENDS

**ORDINANCE UPDATE** – This is a new section that I will update quarterly. My focus in this update is to summarize the additions and amendments to the Town of Cross Roads “Code of Ordinances” approved in the previous quarter calendar year. Most information is germane to public health, safety, building, and zoning issues. Since the beginning of this year, 2009, the Town Council of Cross Roads has passed four new ordinances.

1. In January, the Council approved a Special Use Zone Change of a 9.979 acre parcel on Mill Creek Road from Agricultural to Agricultural with a Special Use of a maximum 120' broadband communication tower.
2. In May, the Council approved an amendment to Chapter 3 of the Code of Ordinances to add a new Article 3.12, to be entitled “Small Wind Energy Systems”, which provided regulation for the construction, use and operation of small energy systems within the town limits of Cross Roads by permit.
3. In June of this year the Town Council approved the Planning & Zoning Commission's recommendation to amend Chapter 14 of Article 14.03 of the Town's Comprehensive Zoning Ordinance to increase the maximum height restriction on residences from 35 to 40 feet.
4. The Town Council approved the 2009 – 2010 Year Budget in August. The fiscal year is from October 1 through September 30.

### CODE ENFORCEMENT

The issue of code compliance versus the so-called “**GRANDFATHER**” exemption has surfaced recently. Beginning in June of this year, the town began contracting for Code Enforcement Services with Certified Code Enforcement Officer Mike Carroll. The issues have ranged from nuisances such as failure to maintain property, and junk automobiles, to the enforcement of the town's signage, zoning, building, and subdivision regulations.

Below is a statement from the town attorney regarding the term “grandfathered” in relationship to zoning and vested rights.

*“Grandfathering” is a term that has specific usage in land use and the development industry. It is the right of a property owner to continue to use his/her property, or to keep and maintain a structure on the property, after a change in the law has occurred that would otherwise render the use or the structure illegal. After the enactment of the new regulation, the use or the structure no longer conforms to the requirements of law and is, therefore, nonconforming. However, the use or structure is “grandfathered”, and the property owner has the right to continue.*

*A common example of grandfathering is in the area of zoning, when a property owner has used his land for a specific purpose and a zoning change then renders that use unlawful. The law allows that use to be grandfathered, becoming a lawful nonconforming use, and the property owner can continue the use until it is abandoned. Many cities have specific regulations relating to nonconforming uses and nonconforming structures.*

*A land use concept that is similar to grandfathering is the concept of vested rights. The principles of vested rights have been codified in Texas law as Chapter 245 of the Texas Local Government Code. The statutes provide that once a permit for a project has been applied for, any subsequently enacted regulations that might otherwise affect the project will not apply. The owner or developer has a vested right in the laws and regulations that were in effect at the time that the permit application was filed. The vested rights statute was enacted by the legislature to protect property owners and developers from cities that tried to prevent development by adding newer and more costly regulatory requirements after a project had been started. The statute contains a few exceptions that include development and permit fees, regulations designed to prevent imminent destruction of property or injury to persons, and projects that have become dormant.*

If you have a specific question pertaining to a current code violation that you believe is a grandfathered pre-existing situation please call the Town Hall for clarification. There are misconceptions about what situations fall under the grandfather clause which exempt them from mandatory compliance.

## Virден Seybold – Outstanding Cross Roads Citizen...

by Ross Schraeder



**Virден Seybold**

Virден Seybold has been on the Cross Roads Town Council for 8 years. During that time he and his wife, Elva, have made a major impact on our town.

Virден was born in Cozad, Nebraska. He migrated to Idaho during the Midwest dust bowl at age 3 and was reared there on an irrigated row crop and dairy farm.

The principle crops on the farm were dry beans, sugar beets, alfalfa hay, wheat and barley. He said, "We always had the barn radio tuned to country & western music because we knew that contented cows gave more milk". He graduated from Caldwell High School and from the College of Idaho (both in Caldwell, Idaho) with a double major in philosophy and literature.

Elva and Virден were married in 1955, in the middle of their college years, and started their family before they graduated. Virден had already decided to become a minister when he was in high school. He went to seminary at Yale Divinity School in New Haven, Connecticut. During his time at Yale Divinity School he was pastor of the United Methodist Church in the inner city of New Haven. By the time he graduated in 1961, he and Elva had two boys and a girl.

Following his graduation from Yale, he was called to a small United Methodist Church in the rural town of Union, in the foothills of mountains in northeastern Oregon. After three years they moved to the United Methodist Church in Vale, Oregon in the far eastern part of the state bordering Idaho. It was here that their fourth and last child, Joycelyn, was born. They also had three foster children in their care.

Being greatly interested in the possibilities of television ministry and having a serious concern for a peaceful world, Virден began doing additional study and preparation in those areas. He was accepted for graduate

work at the Christian Theological Seminary in Indianapolis. When he left Indianapolis he had a Doctor of Ministry degree. Virден and his family moved back to western Oregon, near Eugene, where he served in two Methodist Churches in the area.

Two years later, in 1973, he took a position with the American Friends Service Committee (AFSC), a Quaker organization that worked for peace and justice throughout the world. The AFSC began in 1919 and had a long track record of experience in the fields of peace, social justice and humanitarian work. For the next 13 years they lived in Syracuse, New York, and Virден was the upstate New York director of the AFSC. While Virден and Elva lived in Syracuse they had numerous high school and college aged students who stayed with them. They had a large house, and as their own children went off to college, it seemed appropriate to invite others to use the space.

It was in Syracuse that Virден and Elva launched some new endeavors. Virден tried making beer and wine in the perfect environment of their cool basement. Elva taught in elementary school most of the time, but for a few years she was the partner in a women's collective small whole-grain bakery.

In 1986 they moved to Baltimore, Maryland where Virден became the regional director of the AFSC and supervised over 20 staff persons in a 7 state area. Virден traveled a lot over the years. Once while he was traveling for the AFSC, Elva came to Texas to visit their two children. She and their son Nathan found their present Oak Shores lot and she bought it. So Virден retired and they moved to Texas in 1999 and began building their house. They moved into their new home during April of 2000.

Now, in addition to Virден's work for the Town of Cross Roads, he stays busy with his lively hobby of woodworking, and Elva does volunteer work for the Denton Food Center and the Town of Cross Roads. Both do volunteer work for the First United Methodist Church in Denton.

They presently have four children, one foster child, five grandchildren, two foster grandchildren, and two foster great-grandchildren.

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## Virden Seybold... *(continued)*

After one of Virden's friends in the Oak Shores community suggested that he run for a vacant position on the Town Council, he did and won. He is presently chairman of the Comprehensive Planning Committee, which is working on the next long-range plan for the Town. Elva attends most of the town council meetings and, I am sure, influences his decisions.

## Welcome New Citizens

### **Dwight and Pamela Holmes**

120 Las Colinas

### **Mike and Sheri Miller**

133 Las Colinas

### **Sheri Kern**

104 Las Colinas

### **Diana Marks**

135 Las Colinas

### **John and Vicki Jo Knox**

3701 W. Oak Shores

### **Bill and Donna Sheehy**

500 W. Oak Shores Dr.

### **Lindy Cox**

5301 Pottershop Rd.



## **HALLOWEEN HOWL**

**Costume Party and Dance Fundraiser  
sponsored by the Friends of the Library**

**Saturday, October 24, 2009  
8-11 pm**

**Aubrey Library Community Center  
226 Countryside Drive in Aubrey**

**BYOB**

**Finger Foods, Soft Drinks, and DJ music  
provided**

**Tickets \$15 single, \$25 couple  
Ages 21+**

**\$100 cash prize for the best costume!**

## Aubrey Area Library Proudly Announces the Birth of the North Texas Library Consortium

by Kathy Gilson

In an effort to provide exceptional library service to you, our patrons, the Aubrey Area Library is pleased to announce the birth of its new baby, the *North Texas Library Consortium*. Over a year in the making, the Consortium brings together 13 small public libraries within our library region. Currently participating Denton County libraries are Aubrey, Krum, Lake Cities, Ponder, Roanoke, and Sanger. Other potential area participants include Alvarado, Bridgeport, Crowley, Decatur, Kennedale, Mineral Wells, and Saginaw. These 13 libraries, along with the visionary leadership of their communities, have worked to bring increased resources to their citizens at a lower cost through the development of a shared resource catalog.

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The consortium is using Evergreen, an open source, robust, integrated library system that meets the needs of the librarians and improves library services for our shared community of users.

## What does this mean for you, the Aubrey library patron?

- Our catalog is now on-line! You can search through nearly 400,000 items.
- You can access the catalog of the Aubrey Area Library from any internet access by going to <http://aubrey.northtexaslibraries.org>
- With a PIN, a library patron can place items on hold, develop reading lists, and more. Your initial Personal Identification Number (PIN) will be given to you by the librarians in Aubrey. Feel free to call for more information.
- Patrons can also search the catalogs of other consortium libraries, and starting in January, 2010, customers can place items on hold and have them delivered to the Aubrey library, or any library within the consortium!
- You can receive email notifications of interest, such as the status of items on hold, or upcoming due dates, etc.

## How can Aubrey library patrons access the new catalog?

- You may still access the catalog at the library, but now you also can access it from anywhere there is an internet access, any time of the day or night!
- Go to <http://aubrey.northtexaslibraries.org> and search the catalog.
- To place items on hold and develop your personalized account settings, obtain a PIN number from a librarian. Call the library at 940-365-9162. We will gladly answer your questions.
- Go to the catalog website (See above.) or access the catalog site from the Aubrey Library's website found at [www.aubreytx.net/library](http://www.aubreytx.net/library), if you prefer.
  - Click on My Account.
  - Enter the entire 14-digit number from the back of your library card as your user name.
  - Enter your PIN.
  - Click Login. (The first time you login you will be prompted to change your PIN. Your new pin must be at least 7 characters in length and contain at least one letter and one number.)

## *Your Portal to a World of Possibilities*

**Aubrey Area Library**  
**226 Countryside Drive**  
**Aubrey, TX 76227**  
**940-365-9162**

## Kernels from Kay

I have decided that my reaching the exalted age of \*& entitles me to give advice, so to that end I will now begin to do so. Feel free to send your letters requesting advice to me in care of Cross Roads City Hall. Not having received any such letters to date, I will nonetheless take it upon myself to give advice regarding various life situations:

1. Do not store Christmas candles (or any other kind) in the attic. In fact, do not store anything in the attic that you will need again in this lifetime. Let your children clean it out after you're dead.
2. Do not go to the grocery store on an empty stomach. You will need two baskets when checking out.
3. If you can find a grocery store that offers samples given out by senior citizens, go around the aisles several times – their eyesight and memory are probably bad enough that they won't recognize that you have eaten your dinner there.
4. Never give away clothes – you might eventually experience a famine of long enough duration to allow you to fit into the size 6 you were at 17.
5. When purchasing a new vehicle take along a friend with a camera to take pictures of you in the driver's seat to be sure you look good in it.
6. Make an appointment with a psychiatrist before trying on bathing suits. It will save time. Also, do not wear your glasses or contact lenses into the dressing room.

Kay Lamb



## Fall Town Park Update...by Becky Porter

Cross Roads Town Park has a fresh look. Thanks to many people who have volunteered their time and effort, the park's beauty continues to improve. Many thanks to a particular young man, Joseph Ready, who volunteered to build three additional picnic tables as part of his Eagle Scout project. The tables look absolutely fantastic! Many thanks, also, to the Boy Scouts, Troop 65, chartered by First United Methodist Church in Denton. They volunteered on a hot weekend to re-stain the existing tables, providing a fresher appeal. The park is a beautiful place for individuals or groups to enjoy a picnic under beautiful trees. In addition, the Road Committee has helped create better access and parking. So next time you're planning an outside event such as a reunion or a party, you might want to check out the town's beautiful Cross Roads Town Park.



## Road Committee Report ... by Wally Kille

Progress continues—sometimes more slowly than we would like, but progress just the same. Cul-de-sac reconstruction, as most of our town citizens know, has started at eleven locations. Targeted completion date was to have been September 30, 2009 (end of fiscal year). However, Mother Nature has been more sensitive to our needs for rain than our need to complete the cul-de-sac reconstruction as targeted.

Our town road repair committee continues to work on improvements to our road system. Once the cul-de-sac work is completed, widening and resurfacing of Keys Road is planned, and the New Year will bring more improvements and repairs.

A good road system is paramount to the good health of any town; therefore, we want to hear from you. We want to work with you to improve our town. If you have concerns or ideas for improvement to the roads, please let your thoughts be known to your committee. Your thoughts and positive ideas are needed.

You are invited to call Wally Kille,

Chairman of the Road Committee

Home: 940.365.9317

Cell: 214.878.5831

## Laughlin Law & Title...a business profile by Larry and Kae Fisher

As my wife Kae and I waited, we watched our lunch appointment companions, Glenn and Fon Laughlin, pull into the parking lot and begin walking toward us. When you first meet this husband and wife team, you immediately note some differences between them. While Glenn's physical size and personality radiates strength and enthusiasm, Fon's more petite stature and presence radiates warmth and a personal focus. Together, they form a remarkable team, leveraging their individual and collective business strengths in founding and operating the Laughlin Law & Title office. Fon, an attorney, conducts the legal side of the business while Glenn focuses on the real estate closing side of the business.

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## Laughlin Law & Title *(continued)*



They met while attending Texas Tech and recognized the inherent qualities and interests of the other. Like any successful team, they continue to recognize and appreciate those qualities and interests. For example, Fon loves raising and showing quarter horses while Glenn enjoys the activities associated with his passion for motorcycles. Both have deeply involved themselves in activities where they embrace opportunities to give back to their community through service organizations and volunteer agencies. While Glenn relishes his motorcycle activities, he also runs a turtle rescue operation that

accepts abandoned/abused pet turtles and tortoises and rehabilitates them. In addition, both of them work with troubled juveniles to help them get their lives sorted out. Both of them know how important it is to be involved in the community where they live and work. They deliberately attempt to support our local economy by purchasing locally and supporting merchants in our community who provide employment and service to the community.

You will find the friendly offices of Laughlin Law & Title on the north side of U.S. 380, directly across from Prairie House Restaurant. Their full service legal and title office is open from 8:30 AM - 5:30 PM, Monday through Friday. However, one of the qualities that make their business unique and successful is customer service. Glenn and Fon will conduct business when and where it's most convenient for you! They often find themselves in towns and cities across the region conducting their friendly, customized closing services.

Give them a call. As Glenn would say, "You have a right to choose your title company. Choose us and you'll appreciate the difference a local company can make!"

**Website: [supertitle.com](http://supertitle.com)**

**940-367-9215**

# Thanks, Volunteers



On Saturday, October 17, Cross Roads volunteers worked to clean up our Town. Co-chairs were Alan and Naomi Hauf. Thanks, to all who helped: Ross Schraeder, Beverly Davidson, Tony Russo, Larry Fisher, Becky Porter, Jennifer and Steve Smith, Jim Riley, Skip Wright, Jim Palmertree, Danny and Barbara Prins, Paul and Sheri Hudak, Bob and Terrie Robinson, Carol Chambers, Kay and Harv Kitchens, Elva and Virden Seybold, and Jan Herbst.



**Town of Cross Roads, Texas***Harv Kitchens, Mayor**Ross Schraeder, Mayor Pro Tem**Becky Porter, Council Member**Tony Russo, Council Member**Virden Seybold, Council Member**Steve Smith, Council Member**Katherine Ritchie, Town Administrator**Judy Moudy, Admin. Assist.**Jeanie Burch, Editor***Cross Roads Town Hall**

PHONE: 940-365-9693

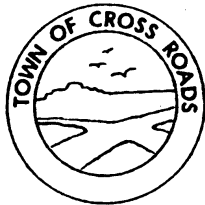
FAX: 940-665-6898

**TOWN HALL MEETING SCHEDULE**Town Council Meetings 2<sup>nd</sup> Monday of the monthPlanning & Zoning Commission meetings 4<sup>th</sup> Tuesday of the month

Road Repair Committee meetings the Thursday before the Town Council meeting

Comprehensive Planning Committee meetings 2<sup>nd</sup> Wednesday of the monthTown Council Workshop Meetings 4<sup>th</sup> Monday of the monthPark Board Meetings – 2<sup>nd</sup> Tuesday of the Month

All meetings except Town Council Workshop start at 7:00 pm; Council Workshop starts at 5:00 pm. All meetings are open to the public and held at Town Hall unless specified on the agendas, which are posted on the front window of Town Hall. Please call Katherine Ritchie at Town Hall if you would like to join a committee to serve your community.

**Town of Cross Roads**

1401 FM 424

Cross Roads, TX 76227